



Joan McDonald  
Commissioner

September 10, 2009



State of Connecticut  
Department of Economic and  
Community Development

Honorable Joseph F. Marie  
Commissioner  
Department of Transportation  
2800 Berlin Turnpike  
Newington, CT 06131-7456

Re: Georgetown Development Project

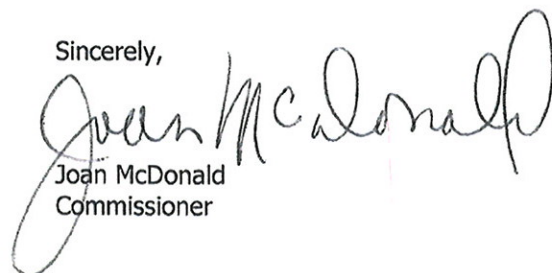
Dear Commissioner Marie:

The Connecticut Department of Economic and Community Development (DECD) is pleased to confirm its support of the state's application for federal stimulus funding through the Transportation Investment Generating Economic Recovery (TIGER) program. The funding application for up to \$30 million will support the conversion of the derelict Gilbert and Bennett Mill Complex into a state-of-the-art, 21<sup>st</sup> Century transit oriented development (TOD). The reuse of this parcel is a significant economic development project for the towns of Redding, Wilton and surrounding western Connecticut communities.

The funding request is for the construction of a new platform station and a 600-vehicle parking garage to accommodate commuters. The garage and platform will support other development activities of this major mixed use project including: 1) 416 residential units, 2) 140,000 square feet of commercial and retail space, 3) 130,000 square feet in medical office space, and 4) 15,000 square feet in office space to support the US Park Service Weir Farms National Historic Site and 5) 20,000 square feet for the performing arts center. All project elements will be located on the Metro-North Railroad (MNRR) Danbury Branch Line in the vicinity of State Route 107 and Route 57 in Georgetown.

DECD's commitment to this project began in the planning stages. We have demonstrated the State's financial commitment by contributions for brownfield remediation and water/wastewater treatment construction. We look forward to the Georgetown public/private partnership continuing as this brownfield is transformed into a significant TOD and economic development engine for western Connecticut.

Sincerely,



Joan McDonald  
Commissioner

cc: Peter Simmons, Brian Dillon –Office of Responsible Development  
Honorable Natalie Ketcham, First Selectman - Town of Redding



**HOUSATONIC VALLEY  
COUNCIL OF ELECTED OFFICIALS**

OLD BROOKFIELD TOWN HALL  
162 WHISCONIER ROAD, BROOKFIELD, CT 06804  
203-775-6256 FAX 203-740-9167 HVCEO.ORG

Mr. Joseph F. Marie, Commissioner  
Connecticut Department of Transportation  
P.O. Box 317546  
Newington, CT 06131-7546

September 8, 2009

RE: TIGER Funding for the Georgetown  
Intermodal Transportation Center

Dear Commissioner Marie:

This letter is in support of the Connecticut Department of Transportation's application for ARRA and Transportation Investment Generating Economic Recovery (TIGER) funding for construction of the Georgetown Intermodal Transportation Center in Redding, Connecticut.

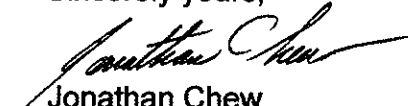
The subject project is in conformance with local municipal plans and HVCEO's Regional Transportation Plan. It is fully designed and "shovel ready" for construction.

Construction of this project is key to the successful implementation of the U.S. EPA award winning Georgetown Transit Oriented Development project.

The Georgetown Intermodal Transportation Center has the full support of the Housatonic Region's MPO, as evidenced by the attached copy of a Transportation Improvement Program amendment voted by the MPO on March 19, 2009.

Thank you very much for your continued support of this project and related improvements to the Danbury Branch Passenger Rail Line.

Sincerely yours,

  
Jonathan Chew  
Executive Director

cc: Mr. Jeffery Parker, CT DOT Deputy Commissioner  
Ms. Joan Mc Donald, CT DECD Commissioner  
Ms. Natalie Ketcham, Town of Redding First Selectman  
Ms. Carla Iezzi, Conn DOT Planning

**EXCERPT FROM  
HVCEO MINUTES  
OF MARCH 19, 2009**

**“--- Redding Requested Transportation  
Improvement Program Amendment:**

Redding First Selectman Natalie Ketcham then introduced a TIP amendment for a total of \$35,590,000 in federal stimulus funds for the construction phase of the Georgetown Intermodal Transportation Center in Redding.

That project is in the public interest, in conformance with local and HVCEO plans, fully designed and shovel ready and clearly eligible for Connecticut's allotment of FTA transit funding, she said.

Mrs. Ketcham referenced the Housatonic Council's January submission to Conn DOT of recommended interregional transit projects to be funded with federal transportation stimulus funds.

She noted that HVCEO had approved for submission both the Georgetown Center rail-bus-parking project and the centralized traffic control (CTC) signal system for the Danbury Branch Line. However, that only the Branch Line CTC has to date been endorsed by Conn DOT for FTA funding.

She described how Redding's Georgetown Intermodal Transportation Center is part of a U.S. EPA award winning "Smart Growth" and "transit oriented development" project, and clearly a public investment of interregional transit benefit in conformance with the Danbury Branch Line improvement plan.

Mrs. Ketcham emphasized that an HVCEO TIP approval for Intermodal Center construction would serve as a re-endorsement of the earlier January 2009 more general HVCEO approval, and that the result would be for the minutes of this HVCEO meeting to serve as documentation of regional MPO support for use during the next phase of advocacy activities for federal FTA construction funding.

Discussion by members followed. Then on a motion made by Joseph Borst and seconded by John Hodge, the requested TIP amendment for the Georgetown Intermodal Transportation Center was unanimously approved.”

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INTELLIGENCE, INFORMATION SHARING AND

TERRORISM RISK ASSESSMENT



James A. Himes

Congress of the United States

4th District, Connecticut

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WASHINGTON, DC 20515

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211 STATE STREET, 2ND FLOOR

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888 WASHINGTON BLVD., 10TH FLOOR

STAMFORD, CT 06901

TOLL FREE: (866) 453-0028

September 15, 2009

The Honorable Raymond H. LaHood  
Secretary of Transportation  
United States Department of Transportation  
1200 New Jersey Ave., SE  
Washington, DC 20590

Dear Secretary LaHood:

I am writing in strong support for the State of Connecticut's application for a Transportation Investment Generating Economic Recovery (TIGER) discretionary grant of \$28,000,000 for the Transit-Intermodal Transportation Facility of the Georgetown Redevelopment Project.

The Intermodal Transportation Facility is a \$43 million new investment in transit infrastructure and is a crucial component of the Georgetown Redevelopment Project, a Transit Oriented Development. The Facility consists of a new train station along Metro North's Norwalk to Danbury rail line and a 570 space commuter garage. Sustainability is a fundamental characteristic of the Project, which incorporates a "Smart Growth" strategy and is programmed to be a zero energy facility, meaning it will generate its own energy needs. The project, which is designated as a LEED Neighborhood Development, was awarded the prestigious US EPA National Award for Smart Growth Achievement in 2005.

The Facility will absorb commuter congestion from the Branchville Station to the North and the Connodale and Wilton Stations to the south. In addition, it will relieve traffic congestion along Route 7. Construction plans are finalized and all permits, including STC Certification, have been secured for the project to proceed. The construction of the facility will commence in the spring of 2010, with completion in the fall of 2011.

The Georgetown Redevelopment Project consists of the redevelopment of the former Gilbert and Bennett Wire Mill. The site, which once contained more than 700,000 square feet of mill style buildings, had been largely abandoned. The master plan for the redevelopment of the site envisions a vibrant mixed-use community. It includes single family homes, townhouses, loft-style condominiums, conventional apartments and affordable housing; retail and office space; up to 30,000 square feet of industrial space of which half will be occupied by the US Department of the Interior National Park Service; and a performing arts center.

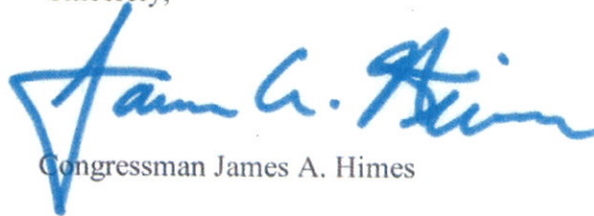
There is significant economic and fiscal value of the project to Connecticut and Fairfield County. The University of Connecticut Center for Economic Analysis forecasted that over 1,500 permanent jobs would be created once the project is completed. It will result in net new taxes,



and an improved quality of life for area residents while removing the blight of a defunct mill property and return it to productive use. The project serves as a model for other old mill redevelopment projects and as such is a pioneer in that sphere.

Thank you for your consideration of the State of Connecticut's application for the Transit-Intermodal Transportation Facility of the Georgetown Redevelopment Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "James A. Himes". The signature is stylized with a large, looped initial "J" and a trailing flourish.

Congressman James A. Himes

## Georgetown Special Taxing District

September 14, 2009

Honorable Joseph F. Marie  
Commissioner  
Department of Transportation  
2800 Berlin Turnpike  
Newington, CT 06131-7456

Re: Georgetown Intermodal Transportation Facility

Dear Commissioner Marie:

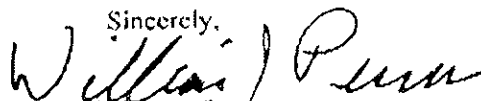
The Georgetown Special Taxing District (GSTD) is fully supportive of the State's application for federal stimulus funding through the Transportation Investment Generating Economic Recovery (TIGER) program. The application for \$28 million will support the redevelopment of the Gilbert and Bennett Wire Mill Brownfields into a state of the art Transit Orientated Development. The reuse of this Brownfields will have a significant economic impact for the Town of Redding, Fairfield County and the State.

The grant proceeds will in part fund the construction of the \$43 million Intermodal Transportation Facility consisting of a new train station along the Metro North Norwalk to Danbury rail line and a supporting 570 space commuter garage. The Facility is a "shovel ready" project having in place 100% construction plans, all regulatory approvals including STC Certification and draft RFQ/RFP ready to go to public bid as soon as the TIGER Grant is awarded. This would result in construction beginning ninety (90) days after notification of the award.

The construction of the Facility will leverage \$300 million of private investment through the implementation of the Georgetown Redevelopment Project, a Transit Orientated Development. The Project is a mixed use, pedestrian friendly development with residential units including affordable housing, commercial and retail space, a performing arts center and the administrative headquarters for the Wire Farm National Park. Once completed, the Project will create 1,500 new jobs in Fairfield County and will generate significant new tax revenues for the Town of Redding, Fairfield County and the State of Connecticut.

GSTD has supported the Facility from its inception by funding its engineering and design from GO Bond proceeds issued by the District in 2006. GSTD is also prepared to issue Revenue Bonds supported by parking revenues to finance in part the construction of the Facility.

Sincerely,

  
William J. Penn  
Vice President

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Georgetown Special Taxing District P.O. Box 630, One North Main Street  
Georgetown, Connecticut 06829-0630  
Phone (203) 544 8323 Fax (203) 544 8096



## *Town of Redding*

100 Hill Road, PO Box 1028  
Redding, Connecticut 06875

Natalie Ketcham  
First Selectman

203-938-2002  
FAX 203-938-8816

September 15, 2009

Mr. Joseph F. Marie, Commissioner  
Connecticut Department of Transportation  
P.O. Box 317546  
Newington, CT 06131-7546

Dear Commissioner Marie:

The Town of Redding is in full support of the DOT's application for Transportation Investment Generating Economic Recovery funding (TIGER) for the construction of the Georgetown Intermodal Transportation Center in Redding. Indeed, this application is entirely consistent with the intent of the TIGER program, as the construction of a parking garage is essential to economic growth and recovery for Redding and the region.

The parking garage is a necessary component of the Georgetown Master Plan, which won Redding the 2005 EPA National Smart Growth Achievement Award. It will serve the patrons of the new Metro North train station, as well as visitors to the mixed use residential and commercial development on the former Gilbert & Bennett Wire Mill site. In addition, the parking garage is the ultimate solution to the lack of parking on Redding's Main Street, which continues to hold back economic growth in our commercial district.

On behalf of the town, I express appreciation for the Department's application for use of these funds, and I am most hopeful that the application will be successful. If there is anything I can do to promote that goal, please let me know. Thank you.

Very truly yours,

Natalie Ketcham  
First Selectman